

THE CHEQUERS AND TOMNA, BISLEY



THE CHEQUERS AND TOMNA, CHELTENHAM ROAD, BISLEY, GL6 7BT

SET WITHIN 12.5 ACRES AND ENJOYING FAR-REACHING VIEWS, THIS DETACHED COTSWOLD STONE FARMHOUSE REQUIRES MODERNISATION AND COMES COMPLETE WITH A DETACHED THREE-BEDROOM ANNEXE, A RANGE OF TRADITIONAL FARM BUILDINGS OFFERING RESTORATION POTENTIAL, AND TWO ADJOINING FIELDS.

The property

Farmhouse:

The Chequers has been run as a family farm for decades and offers the new owner a complete lifestyle change.

The original detached Cotswold stone farmhouse requires extensive restoration to return it to its former glory, but presents an exciting opportunity to transform it into a superb family home.

There are three formal reception rooms-two with front aspects across the garden, both enjoying window seats. One features a Cotswold stone fireplace with a wood burner and wooden floor. These rooms are divided by a central reception hall and traditional front door.

The third reception room, formerly used as a dining room, has a Cotswold fireplace with a wood burner and French doors opening out to the enclosed courtyard. It sits off the kitchen/breakfast room. The kitchen is fitted with units at one end, with the dining area near the Aga at the other. The rear door leads into an inner porch where the cloakroom is located. The cellar houses the boiler and provides generous storage.

On the first floor, there are four bedrooms-three facing the front, and the fourth enjoying views over the neighbour's farmland-as well as a family bathroom. The 33'8 x 12'7 ft attic offers huge potential for the next owners.

ACCOMMODATION

*Farm House - Three Reception Rooms • Kitchen/Breakfast Room • Cloakroom
Cellar • Four Bedrooms • 33'8 x 12'7 ft Attic • Family Bathroom*

Annexe – Kitchen • Living/Dining Room • Cloakroom • Three Bedrooms • Bathroom

Tomna:

Converted many years ago from a detached Cotswold stone barn, it now provides additional accommodation to the main house. The accommodation comprises an entrance hall with a cloakroom off, leading into a fitted kitchen with access to a small inner hall where the stairs are located, and the living/dining room with French doors opening onto the courtyard lying between the two properties. Upstairs, there are three bedrooms and a bathroom.

Property information:

There are two septic tanks, two separate oil-fired central heating systems, including individual oil tanks. There is one water and electricity supply and one registered title.

There are no stewardship schemes or grants and no public footpaths.

Grant of Probate has been issued.



Situation

Bisley is a stunning, quintessential Cotswold village lying to the east of Stroud. This beautiful village and its surrounding area are noted for their wealth of Cotswold stone houses of architectural and historic interest. It's a thriving village, offering two churches, two public houses, and a primary school. The King George V playing fields and Bisley Playgroup are both within walking distance of the village centre. There is also a 'Green Shop' at Holbrook Garage and the Bisley Farm Shop with coffee shop at Stancombe Beech Farm. The village hall and Bisley Sports Pavilion are home to many clubs and organisations.

A variety of educational options-including state, grammar, and independent schools-can be found in Stroud, Cheltenham, Cirencester, and Gloucester, along with further education opportunities. London (Paddington) can be reached by rail from either Stroud or Kemble railway stations.

WITHIN EASY REACH...

Bisley village – 0.9 miles

Stroud – 4.2 miles

Cheltenham – 11 miles

Gloucester – 13.7 miles

Cirencester – 10.3 miles

All distances are approximate

Tomna





Outside

A double-gated gravelled drive leads to a large parking area with access to open garaging. There is a wide selection of farm buildings of all shapes and sizes, including the former farmyards, mostly requiring a considerable amount of work; however, they provide a great opportunity to either demolish and replace or simply open the land up further. (Please note that some of these buildings have asbestos roofs.)

The two main fields are level grassland, one with a gated vehicular access onto the road and a derelict corrugated field shelter; the other sits at the rear of the farmyard. Both enjoy spectacular views.

Woodland

There are two areas, one beyond the formal garden of the main farmhouse. Strategic pathways wind through the trees and open up to a central magical grassed area—a great place to play hide and seek. The other area of woodland is positioned on the other side of the houses, next to one of the paddocks and near a further grassed area currently utilised as a play area.

Gardens

Formal: Lying to the front of The Chequers is an enclosed garden mainly laid to lawn. To the side, and positioned in between the two houses, is a beautiful courtyard garden with thoughtful planting and water well.

Kitchen: In the past, the extensive vegetable beds and summer fruit cages would have produced a large amount of vegetables and fruit. In need of some love, these could be rejuvenated back into production.



OUTSIDE

*A Variety of Farm Buildings
Open Garages • Formal Gardens
Kitchen Garden • Woodland
Plentiful Parking and Two-Level Fields*

Useful Information

Tenure: Freehold.

Postcode: GL6 7BT.

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Stroud District Council. The Chequers: Council Tax Band G and EPC F. Tomna - Council Tax Band C and EPC D.

Approximate Gross Internal Area = 216.3 sq m / 2328 sq ft

Cellar = 24.0 sq m / 258 sq ft

Cottage = 110.0 sq m / 1184 sq ft

Outbuildings = 247.1 sq m / 2660 sq ft

Garages = 72.1 sq m / 776 sq ft

Workshops = 171.2 sq m / 1843 sq ft

Total = 840.7 sq m / 9049 sq ft

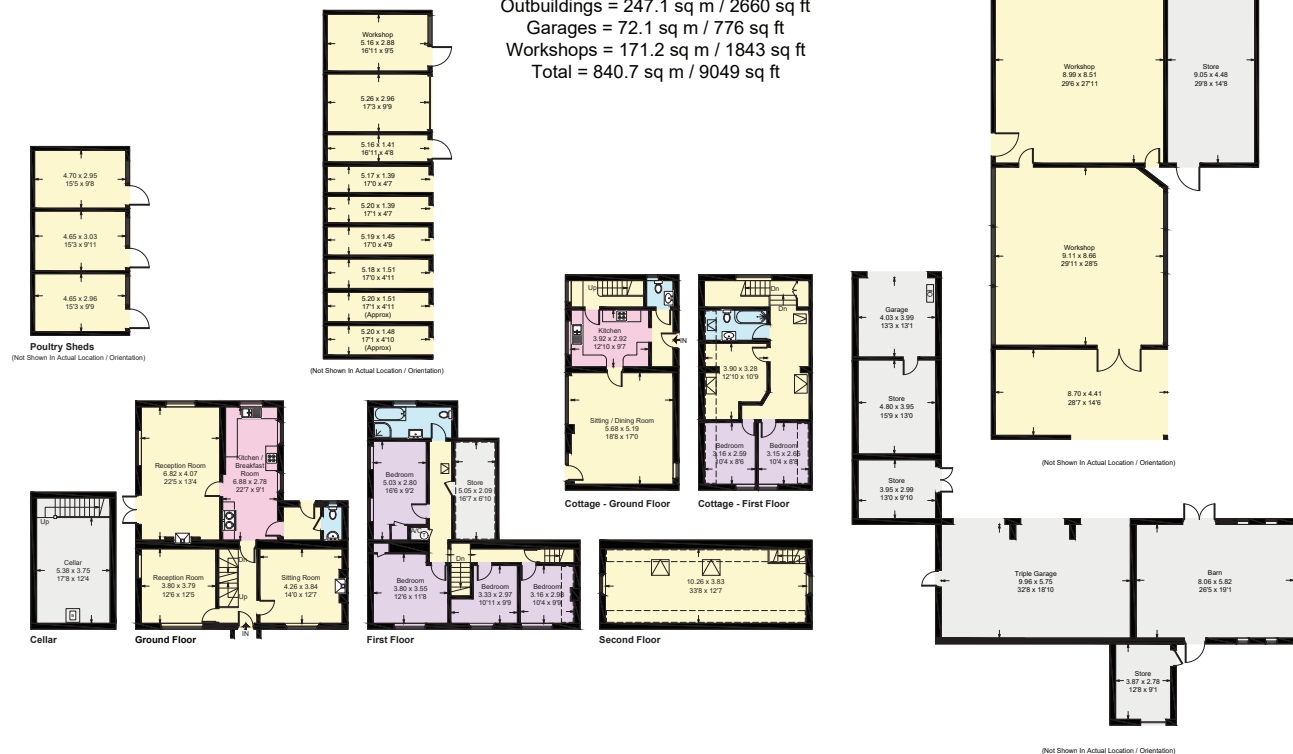


Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1192391)

Main House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

Tomna

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92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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WHITAKER
SEAGER
ESTATE AGENCY

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.